

# FOR SALE: MULTI-FAMILY VACANT LAND

Address: 13130 W. Cedar Drive  
City of Lakewood, Jefferson County, 80228

Price: Please call.

Square Feet: 42,118 square feet +/-  
17,687 square feet +/-, right of way vacation  
59,805 square feet +/-

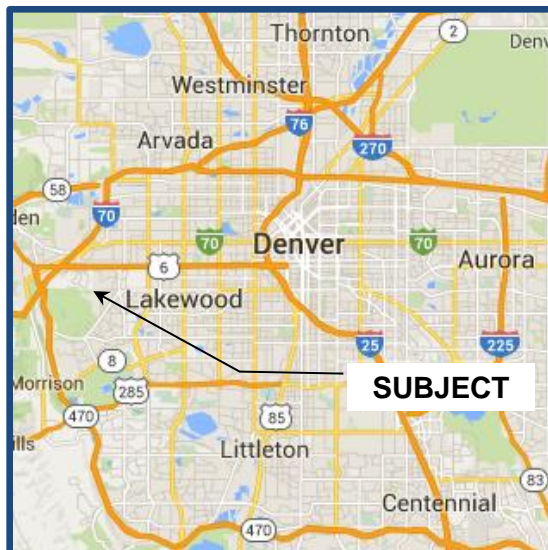
Zoning: M-R-S, Mixed-Use – Residential – Suburban

- Generous zoning. Feasible for 76+ units.
- No maximum number of units.
- Parking is a scale:
  - minimum of 0.75 parking spaces/unit
  - maximum of 3 parking spaces/unit.

Traffic: Local collector; 9,782 vehicles per day in 2011.

Highlights:

- Trail Head across the street to Green Mountain's 2,400 acres of open space.
- The City of Lakewood is open to the vacation of approximately 40' x 430' (perhaps 17,687 sf, more or less) of frontage right-of-way. Vacation was done for other parcels along W. Cedar Drive.



<u>Demographics</u>	<u>1 mile</u>	<u>3 mile</u>
Population	14,415	78,349
Households	7,043	34,067
Average HH Income:	\$69,584	\$83,624
Median HH Income:	\$52,781	\$64,234

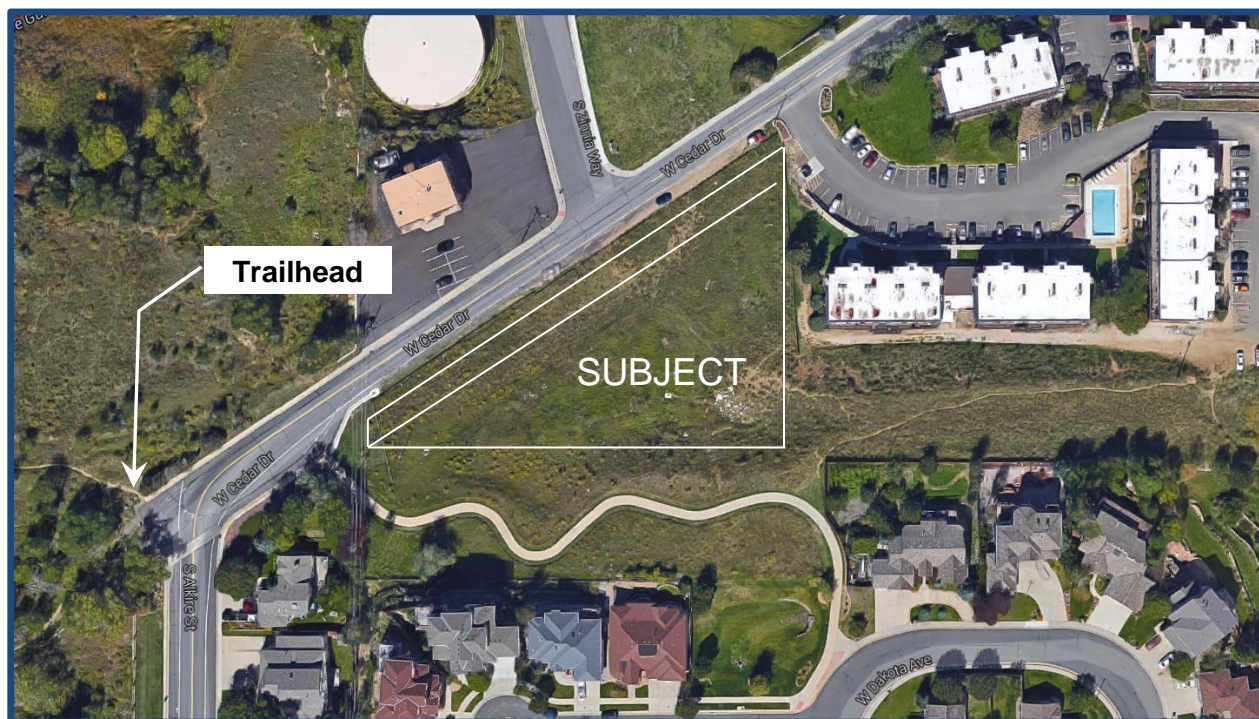
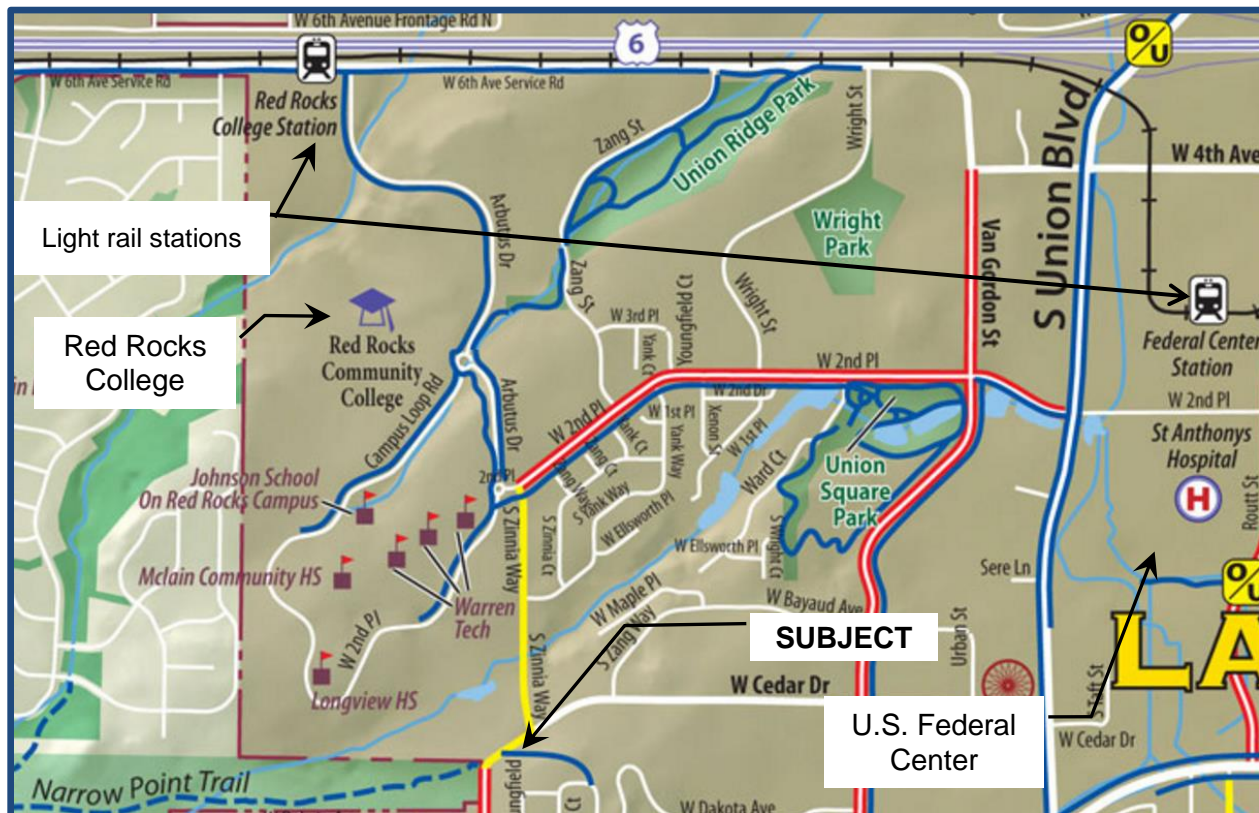
Source: CoStar

For more information, contact:

Timothy J. Lindsey  
303-861-7601 landline  
720-238-4213 cell  
tim@safiya.us

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

# FOR SALE: MULTI-FAMILY VACANT LAND



Boundaries marked for illustration purposes. Existing fences are not boundaries.